under which residential houses/flats are under construction as on 31st January, 1993;

(b) the type and number of houses/flats under construction in each scheme;

(c) the expected date of completion of houses and estimated cost of houses/flats in each scheme;

(d) what is the number of the registered applicants wanting residential houses/flats under various schemes as on 31st January, 1993 and by when all such applicants are likely to be allotted the houses/flats; and

(e) by when fresh registration for residential house is likely to start?

THE MINISTER OF STATE IN THE MINISTRY OF URBAN DEVELOPMENT WITH ADDITIONAL CHARGE OF THE MINISTER OF WATER RESOURCES (SHRI P. K. THUNGON): According to DDA, houses/flats are being constructed for SFS, MIG, LIG Janata/EWS registrants under Self Financing Scheme New Pattern Registration Scheme 1979 and Ambedkar Yojna 1989 Scheme.

(b) The type and numbers of houses/flats under construction as on 31-1-93 as reported by DDA is as under:—

Type	SFS	MIG	LIG	JANTA	TOTAL
No. of Houses/Flats	6725	6806	7190	2197	22878

(c) Houses/flats are expected to be completed by the DDA. from March-93 to March-95 in a phased manner. As regards costing of flats, the cost of houses is worked out on completion of houses. However it is stated by DDA that the disposal/estimated cost of the flats is worked out on completion on the basis of actual expendiure and anticipated liabilities plus overhead charges plus land premium as approved by the Authority "On no profit no loss basis".

(d) DDA reports that 79912 registrants under all categories as per details given below were awaiting allotment of flats as on 31st January, 1993;—

Category	No.
SFS	13,276
MIG	21,905
LIG	24,368
Janta EWS	1 071
Ambedkar Awas Yojna	19,292
Total	79,912

all waiting registrants are likely to get allotment of flats during the 8th Five Year Plan period subject to availability of land and infrastructural facility.

(e) No such proposals under consideration at present.

Construction of Flats by DDA

1491. SHRI ANANT RAM JAISWAL: Will the Minister of URBAN DEVELOPMENT be pleased to state:

(a) the number of residential houses/flats constructed by DDA during the period 1991-92;

(b) the number of employees of all categories of DDA directly or indirectly engaged in the construction of residential houses and the total expenditure of DDA incurred on such staff during the year 1991-92; and

(c) what was the average cost of construction of each house/flat and its distribution, item-wise?

THE MINISTER OF STATE IN THE MINISTRY OF URBAN DEVELOPMENT WITH ADDITIONAL CHARGE OF THE MINISTER OF

STATE IN THE MINISTRY OF WATER RESOURCES (SHRI P. K. THUNGON): (a) According to DDA the number of residential houses/flats constructed by DDA during 1991-92 is 10,915.

(b) DDA has been entrusted with the job of construction of houses, commercial projects, developmental activities as also maintenance of services of built up estates. The regular staff engaged looks after all the jobs simultaneously. DDA reports that the number of employees thus engaged in the construction of houses directly or indirectly cannot be segregated as no such employees specifically have not been assigned for construction of residential houses and the construction of residential houses and the construction of houses alone. It is, therefore not possible for DDA to categorise them. Also, no expenditure figure is possible on this account.

(c) The average cost of construction of each type of house/flat and its distribution is enclosed as Statement.

Statement

Disposal Cost of Flats during 1991-92

	Rs. SFS Cat. III	Rs. Cat. II	Rs. MIG	Rs. LIG	Rs. Janta
	Rs.	Rs.	Rs.	Rs.	Rs.
1. Cost of Construction.	4,28,540	2,54,968	2,05,843	94,507	48,340
2. Cost of Land	2,10,800	1,37,200	80,000	32,900	23,500
3. Overhead Charge	98,560	60,132	91,057	43,493	11,960
TOTAL :	7.29,900	4,52,300	3,75,900	1,70,900	83,800

1. The disposal Cost of flats varies from colony/Locality/pocket/flat/floor depending on the Plinth area of the flat and gross area of the land under scheme pocket.

2. The overhead charges in respect of SFS flats are low since the flats are constructed out in the names of the allocaties/allottees.

3. The cost indicated above is only representative of cost pattern. The localities indicated below have been taken into account for working out the disposal cost per unit in each category s—

1. Janta : Kondli Gharoli
1. LIG : Hastsal :
3. MIG : Rohini
4. SFS ; : Vasant Kunj SFS